



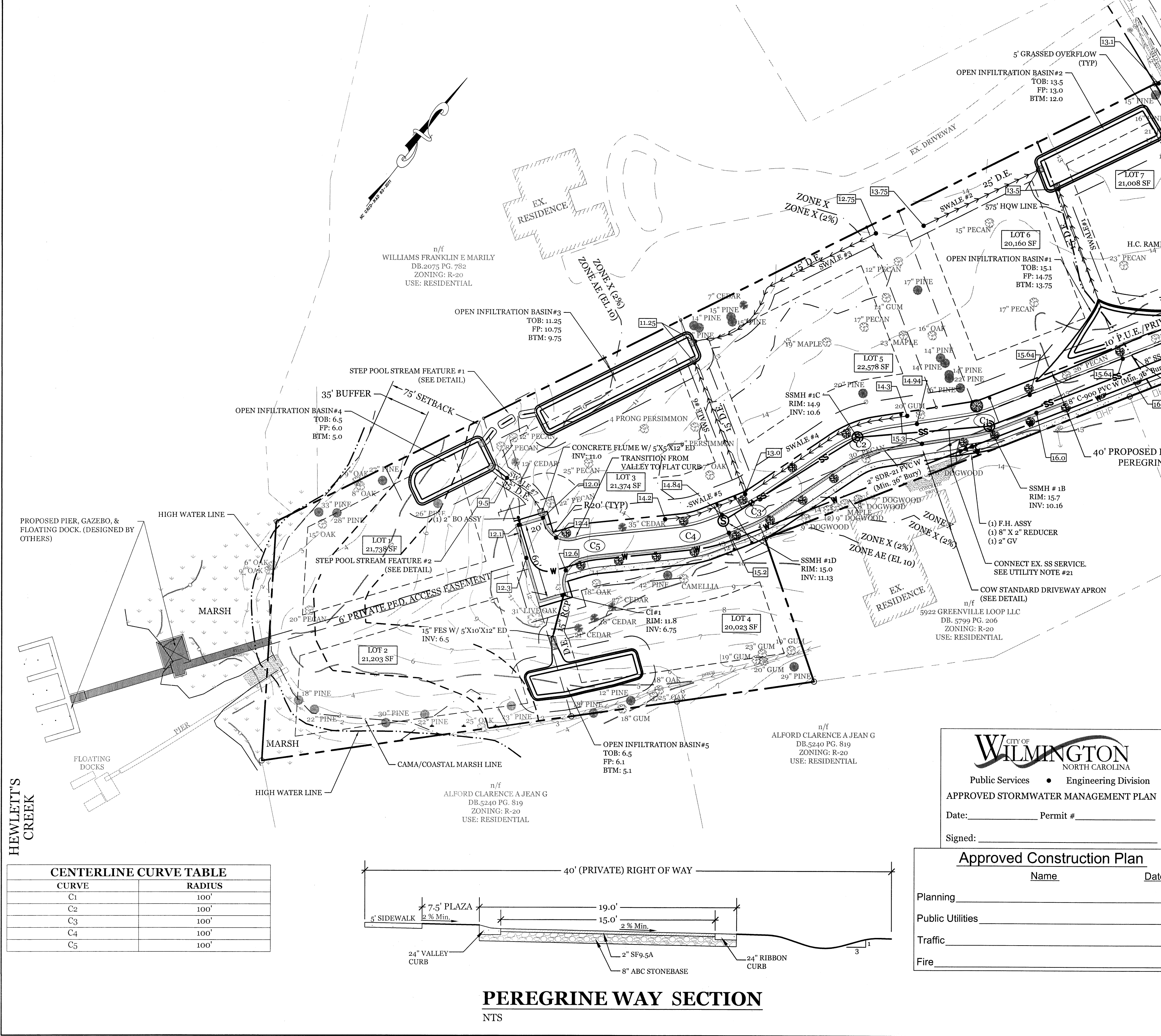
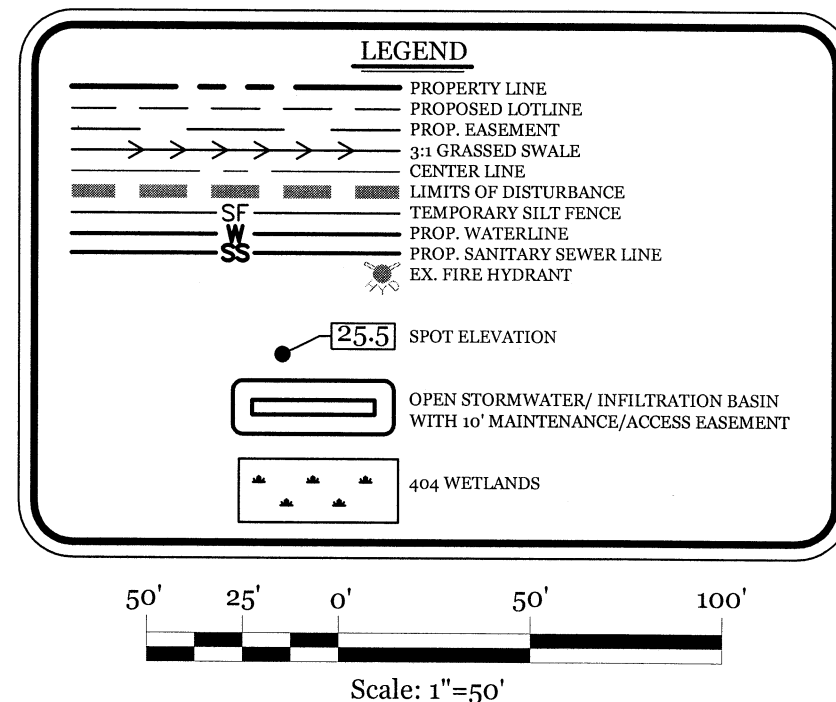
STREET TREE LIST					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE
	1	CARYA ILLINOINENSIS	PECAN	LARGE SHADE TREE	2.5" CAL.
	25	CORNUS FLORIDA	FLOWERING DOGWOOD	UNDER STORY TREE	2.5" CAL.

SITE DATA	
PARCEL ID:	R06200-007-014-000
CURRENT ZONING:	R-20
CAMA LAND USE CLASSIFICATION:	WATERSHED RESOURCE PROTECTION/CONSERVATION
PROJECT ADDRESS:	5908 GREENVILLE LOOP RD WILMINGTON, NC 28409
CURRENT OWNER:	FINALLY CLOSE LLC 2601 OBERLIN RD SUITE100 RALEIGH, NC 27608
TOTAL ACREAGE IN PROJECT BOUNDARY: **COASTAL WETLANDS AREA:	182,223 S.F. (4.18 AC.) 4,560 (0.1 AC.)**
BUILDING HEIGHT:	35' MAX
BUILDING LOT COVERAGE:	50% MAX
BUILDING SETBACKS: FRONT: SIDE: REAR:	REQUIRED= 30' REQUIRED= 15' (20' CORNER LOT) REQUIRED= 25'
ON-SITE IMPERVIOUS AREAS: LOTS ASPHALT ROAD CONCRETE SIDEWALK TOTAL	31,500 S.F. (4,500 Per Lot) 13,453 S.F. 975 S.F. 1,727 S.F.
Off-SITE IMPERVIOUS AREAS: ASPHALT ROAD CONCRETE SIDEWALK TOTAL	752 S.F. 975 S.F. 1,727 S.F.
OPEN SPACE REQUIREMENT: (0.03 AC. per lot) PROVIDED: *Active Open Space Requirement being met by dock facilities*	0.21 AC (Min 50% active open space) 0.21 AC (0.105 AC active open space*)
PROPOSED SEWER AND WATER DEMAND: SEWER: (7) 4 BDRM RES. @ 480 GAL/RES. = 3,360 GPD WATER: (7) 4 BDRM RES. @ 530 GAL/RES. = 3,710 GPD	
CONSERVATION AREA CALCULATIONS FOR LOTS #1 & #2	
LOT #1:	CONSERVATION AREA: 12,485 S.F. MAX. IMPERVIOUS AREA WITHIN AEC SETBACK: 3,121 S.F. PROPOSED IMPERVIOUS AREA: 0 S.F.
LOT #2:	CONSERVATION AREA: 17,002 S.F. MAX. IMPERVIOUS AREA WITHIN AEC SETBACK: 4,250 S.F. PROPOSED IMPERVIOUS AREA: 0 S.F.

- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
 - WASTE DISPOSAL TO BE PROVIDED BY ROLL OUT CONTAINERS
 - RUNOFF FROM ALL IMPERVIOUS SURFACES TO BE DIRECTED TO OPEN INFILTRATION BASINS.

- UTILITY NOTES:**
- EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
 - ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
 - ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
 - PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL." CALL 332-6558 FOR INFORMATION.
 - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCPCCHOR OR ASSE.
 - IF CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
 - WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
 - SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
 - SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT RIGHT-OF-WAY LINE. SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR OR MUST ORIGINATE IN MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
 - ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50 D.I.P. WITH PROTECTO 401 CERAMIC EPOXY LINING.
 - MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
 - NO FLEXIBLE COUPLINGS SHALL BE USED.
 - ALL STAINLESS STEEL FASTENERS SHALL BE 316.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, PIPES, PAYMENT, ETC. THAT MAY BE BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
 - THE BELLSOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
 - THE PROCESS FOR TELEPHONE CABLE PLACEMENT: * FINAL GRADE WILL NEED TO BE ESTABLISHED. * POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. * BELLSOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
 - SHOULD ADDITIONAL SERVICES BE LOCATED DURING CONSTRUCTION, THEY MUST EITHER BE UTILIZED OR ABANDONED.
 - LOT NUMBERS 1, 2, & 4 WILL REQUIRE INDIVIDUAL LIFT STATIONS FOR SS SERVICE.
 - CONTRACTOR TO COORDINATE PROPOSED NEW MAINS WITH EXISTING ACTIVE SERVICES TO 5918 & 5922 GREENVILLE LOOP RD.

- FIRE & SAFETY NOTES:**
- PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS.
 - ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
 - HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FLOW REQUIREMENTS OF STRUCTURE.
 - IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.



CITY OF WILMINGTON NORTH CAROLINA

Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Date: Permit #

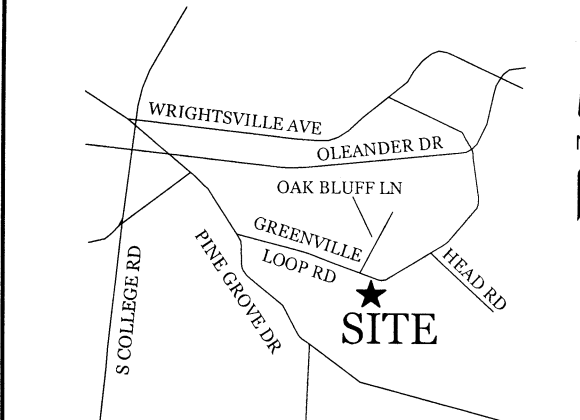
Signed:

Approved Construction Plan

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

- GENERAL TRAFFIC NOTES:**
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS OFF THE R/W TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCOT STANDARDS. [DETAIL SD 15-13 & SD 11-3 COWY TECH STDS]
 - ALL SIGNS AND PAVEMENT MARKINGS OFF RIGHT OF WAY ARE TO MEET/BE MAINTAINED TO MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. [DETAIL SD 15-13 & SD 11-3 COWY TECH STDS]
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT. [SD 15-14 COWY TECH STDS]
 - CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY- EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
 - ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10'.
 - A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT. [SD 15-14 COWY TECH STDS]
 - DRIVEWAY FOR LOTS 1-4 CANNOT INTERFERE WITH THE TURN-AROUND.

VICINITY MAP (NOT TO SCALE):

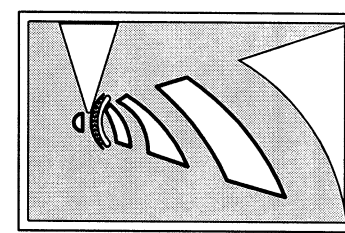


REVISIONS

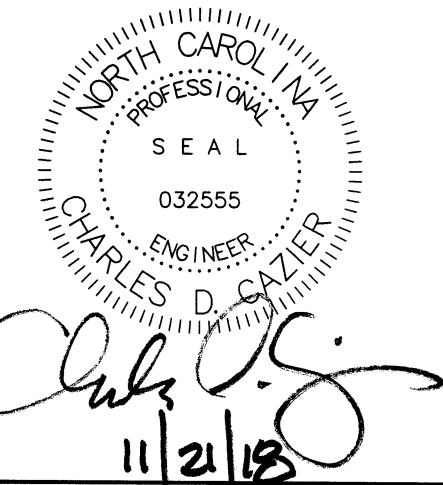
NO.	DESCRIPTION	DATE

INTRACOASTAL ENGINEERING, PLLC

5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: Charlie@intracoastalengineering.com
License Number: P-0662



SITE, GRADING, DRAINAGE, & UTILITIES PLAN FOR OSPREY LANDING SUBDIVISION CITY OF WILMINGTON WILMINGTON TOWNSHIP NEW HANOVER COUNTY, NC

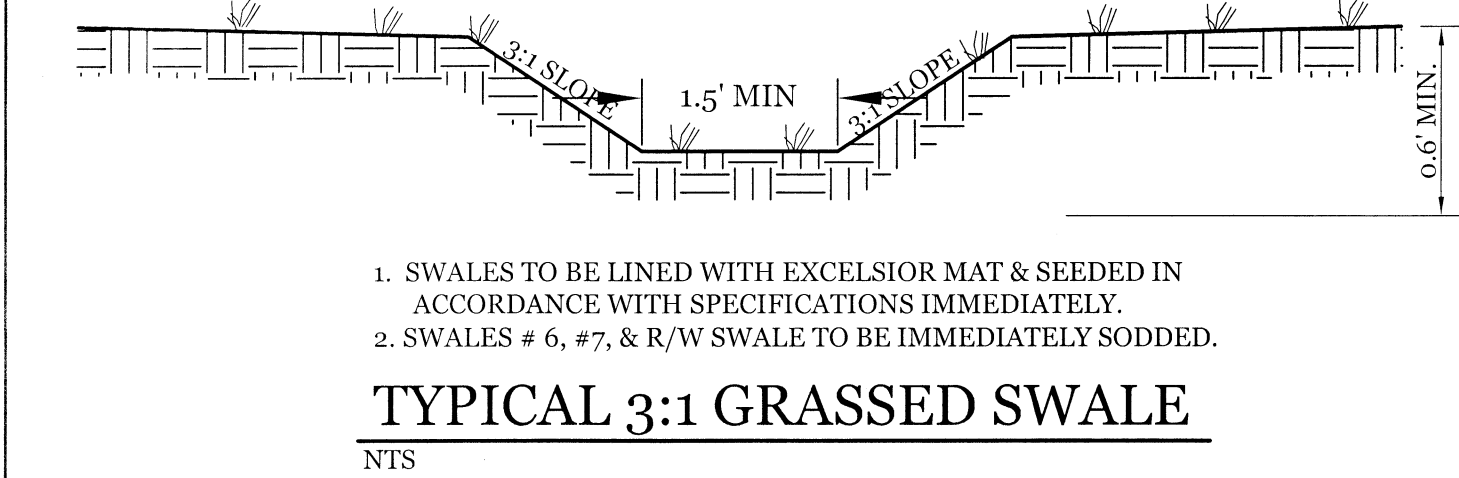
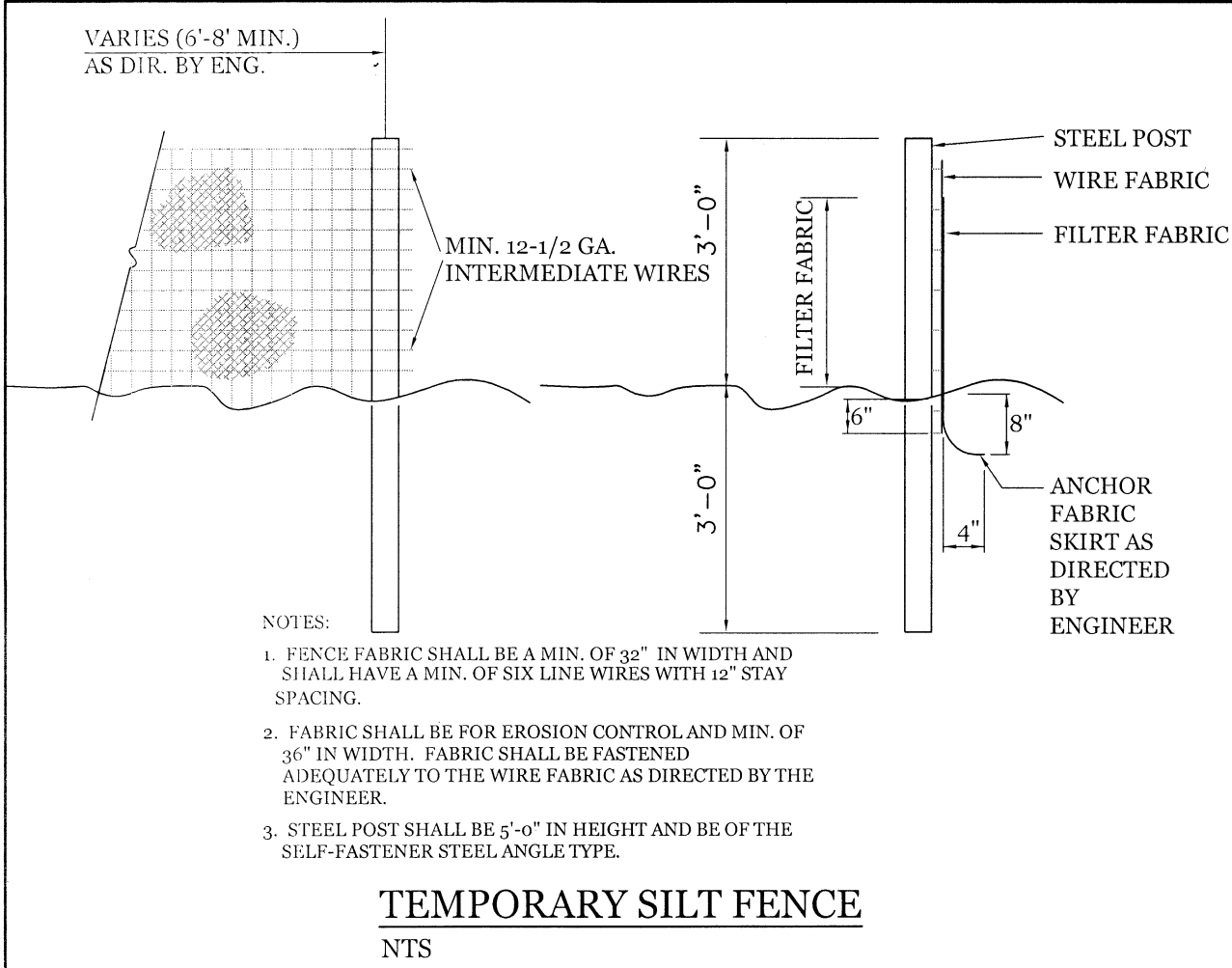


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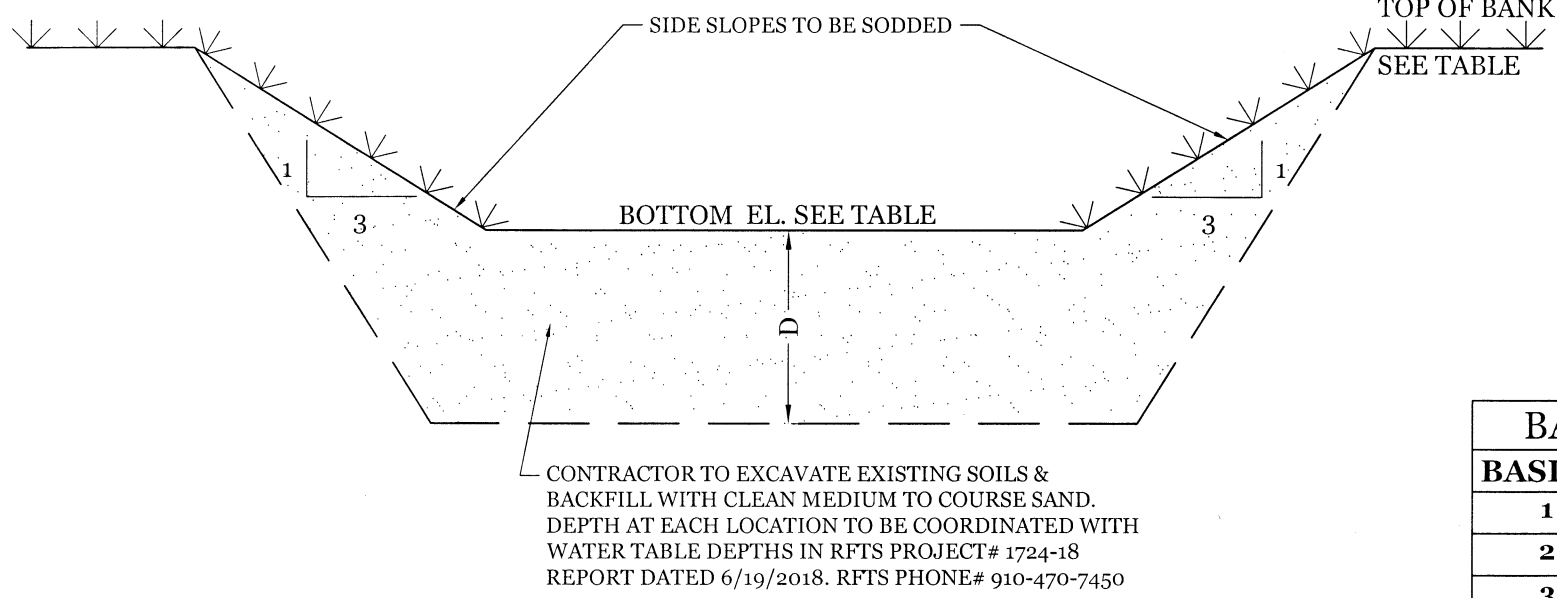
Finally Close, Llc.
2601 Oberlin Rd
Suite100
Raleigh, NC 27608

DRAWN: JAE	SHEET SIZE: 24x36
CHECKED: CDC	DATE: 11/21/2018
APPROVED: CDC	SCALE: 1" = 50'
PROJECT NUMBER: 2017-030	

DRAWING NUMBER: C-1

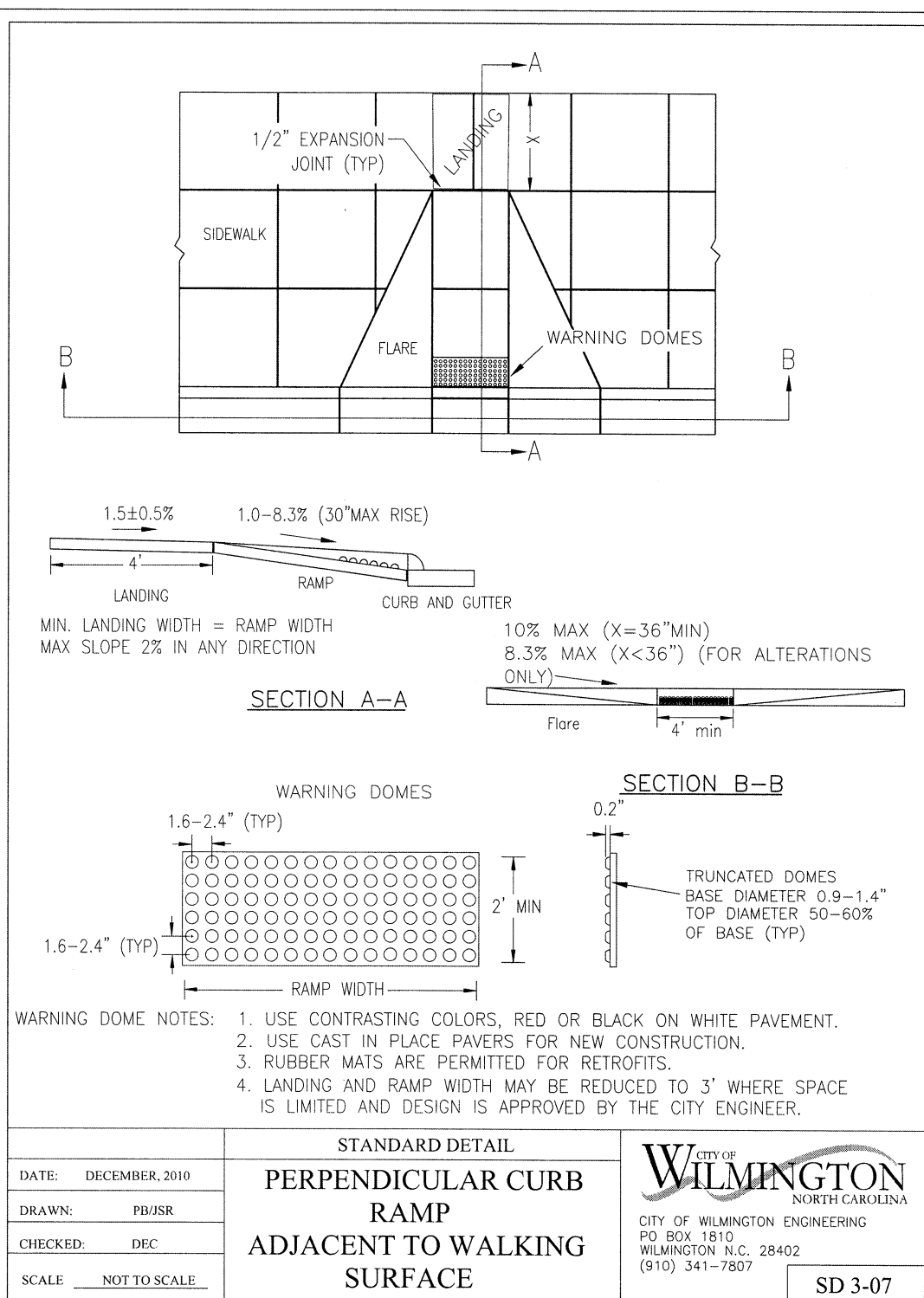
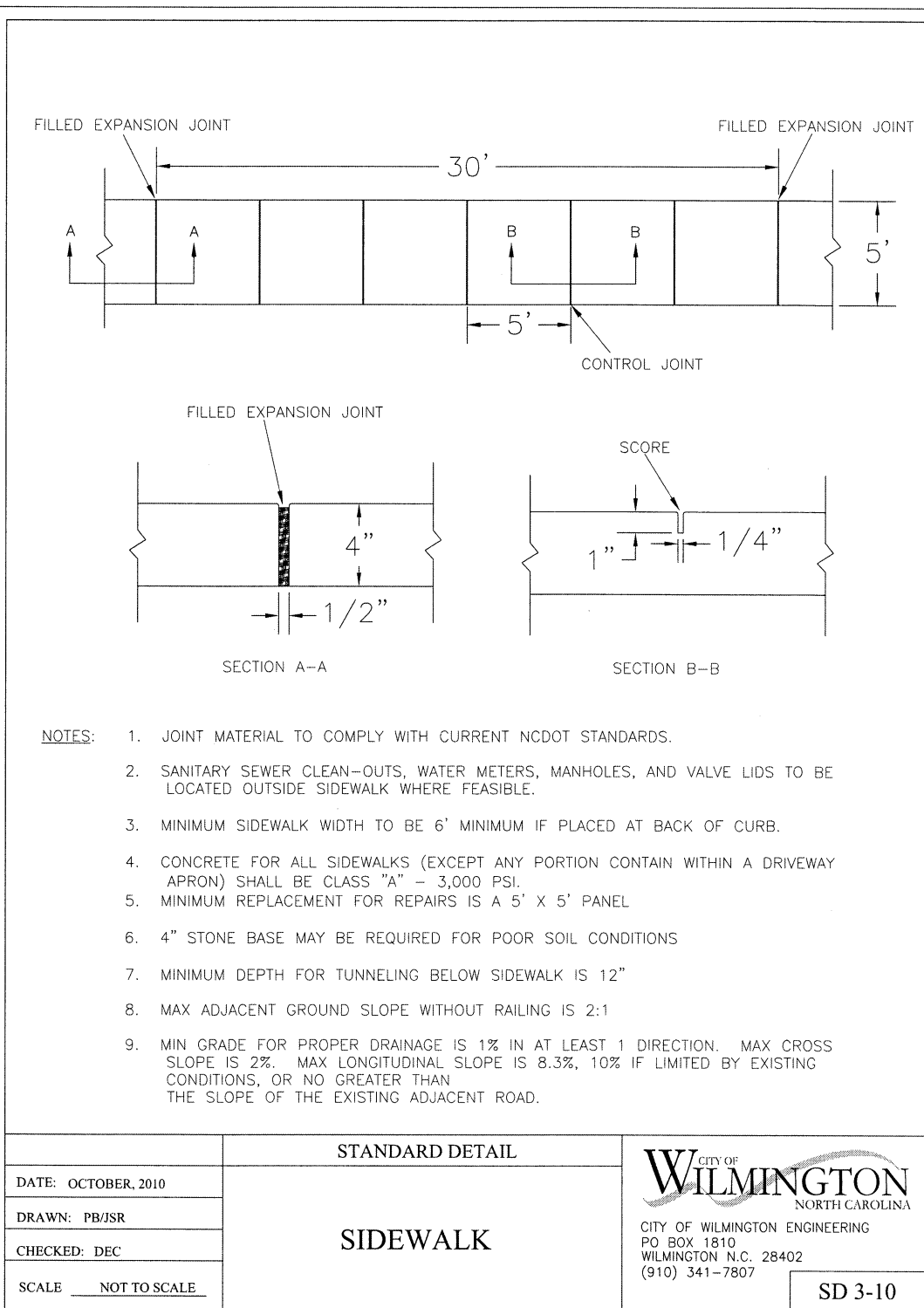
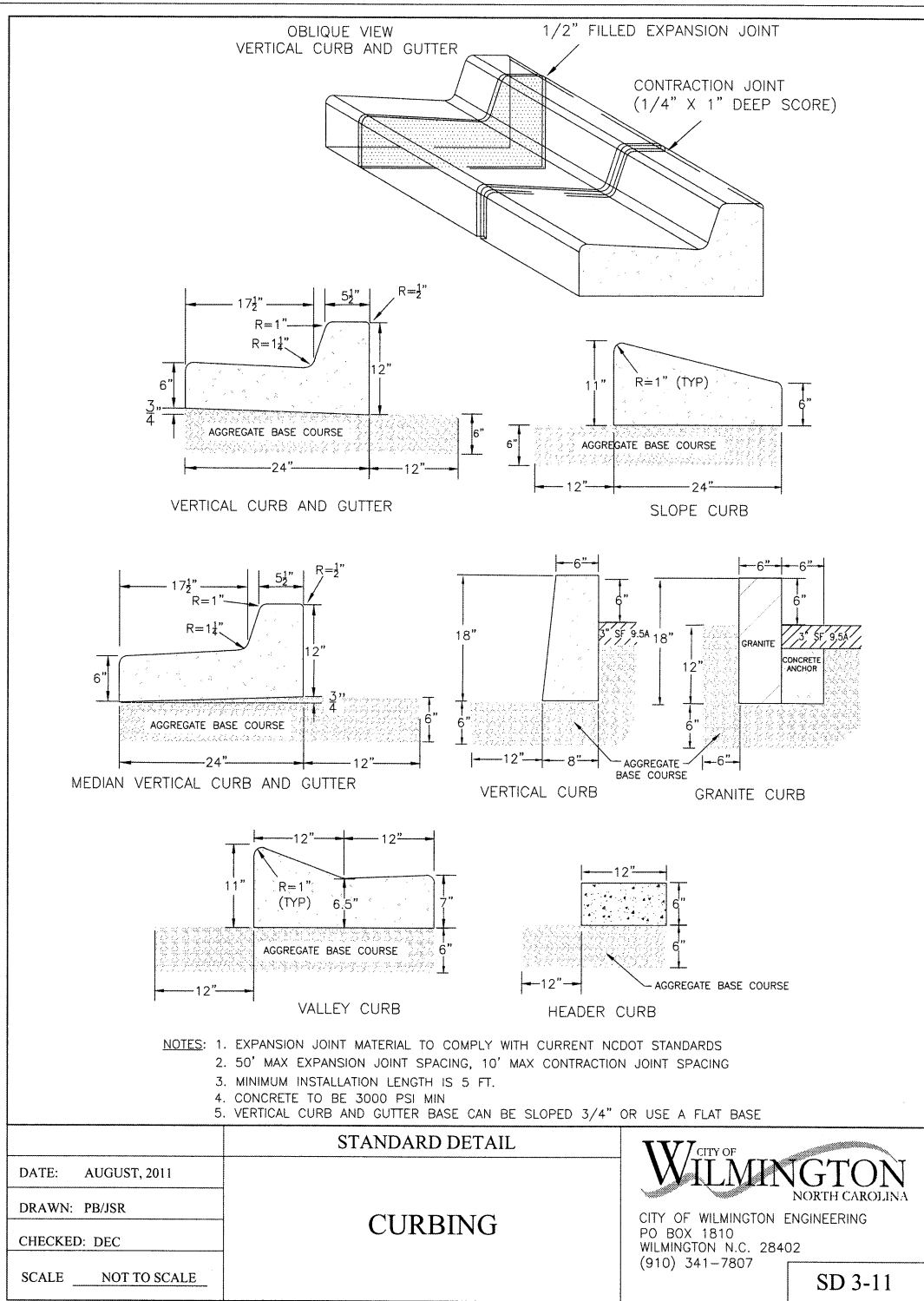
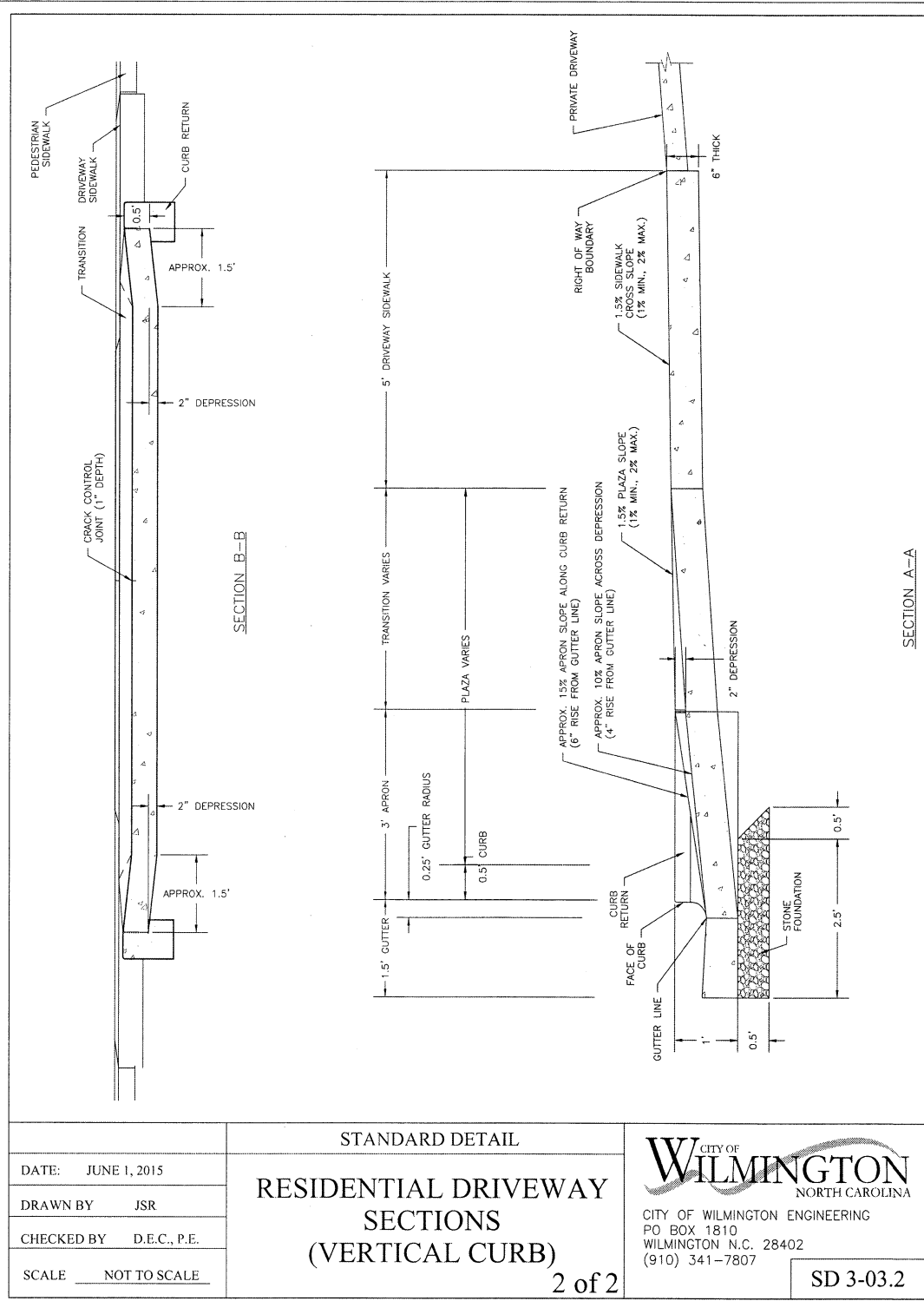
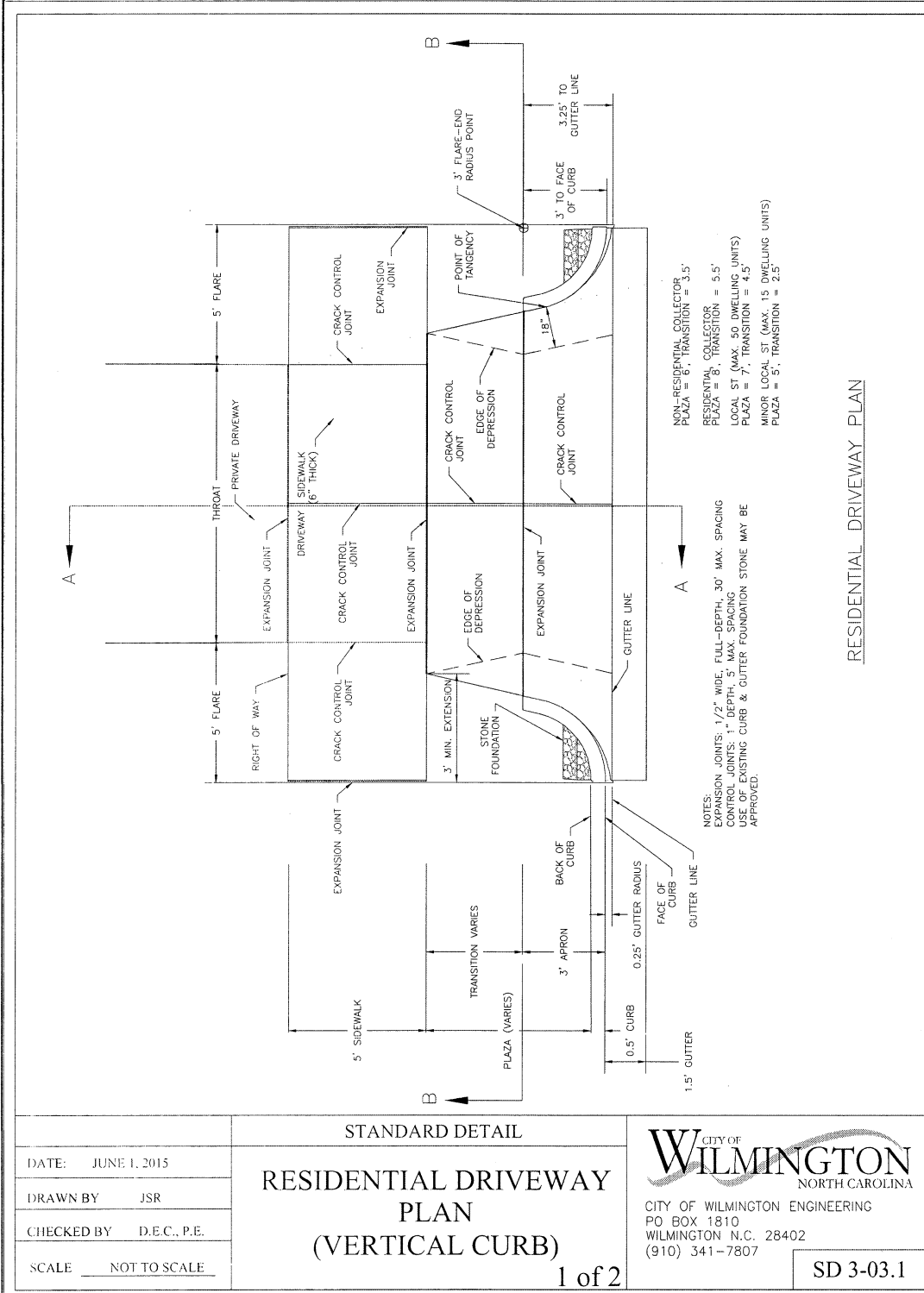


BASIN ELEVATIONS				
BASIN #	TOB	BTM	D	BTM-SEDIMENT BASIN
1	15.10	13.75	±4.0'	12.75
2	13.50	12.00	±5.4'	9.75
3	11.25	9.75	±5.16'	7.25
4	6.50	5.00	±3.92	3.00
5	6.50	5.10	±4.9'	3.10



- * BASIN BOTTOM TO BE SEEDDED IN ACCORDANCE TO SEEDING SPECIFICATIONS.
- * BASIN SIDE SLOPES TO BE SODDED.
- * ALL BASIN ENTRANCES TO BE LINED WITH RIP-RAP SUFFICIENT TO PREVENT EROSION.

OPEN INFILTRATION BASIN SECTION



APPROVED CONSTRUCTION PLAN

DATE: DECEMBER, 2010
DRAWN: PBR/SR
CHECKED: DEC

STANDARD DETAIL
SD 3-07

PERPENDICULAR CURB RAMP ADJACENT TO WALKING SURFACE

NOTES:
1. USE CONTRASTING COLORS, RED OR BLACK ON WHITE PAVEMENT.
2. USE CAST IN PLACE PAVERS FOR NEW CONSTRUCTION.
3. RUBBER MATS ARE PERMITTED FOR RETROFITS.
4. LANDING AND RAMP WIDTH MAY BE REDUCED TO 3' WHERE SPACE IS LIMITED AND DESIGN IS APPROVED BY THE CITY ENGINEER.

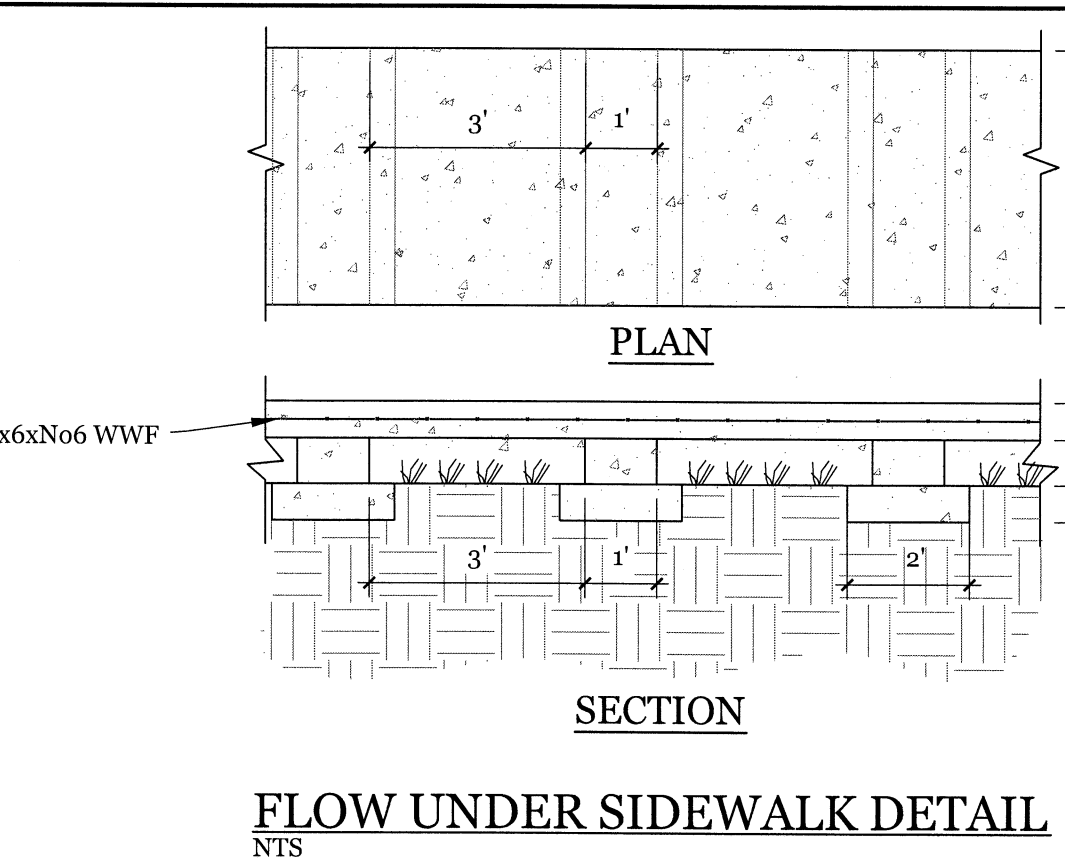
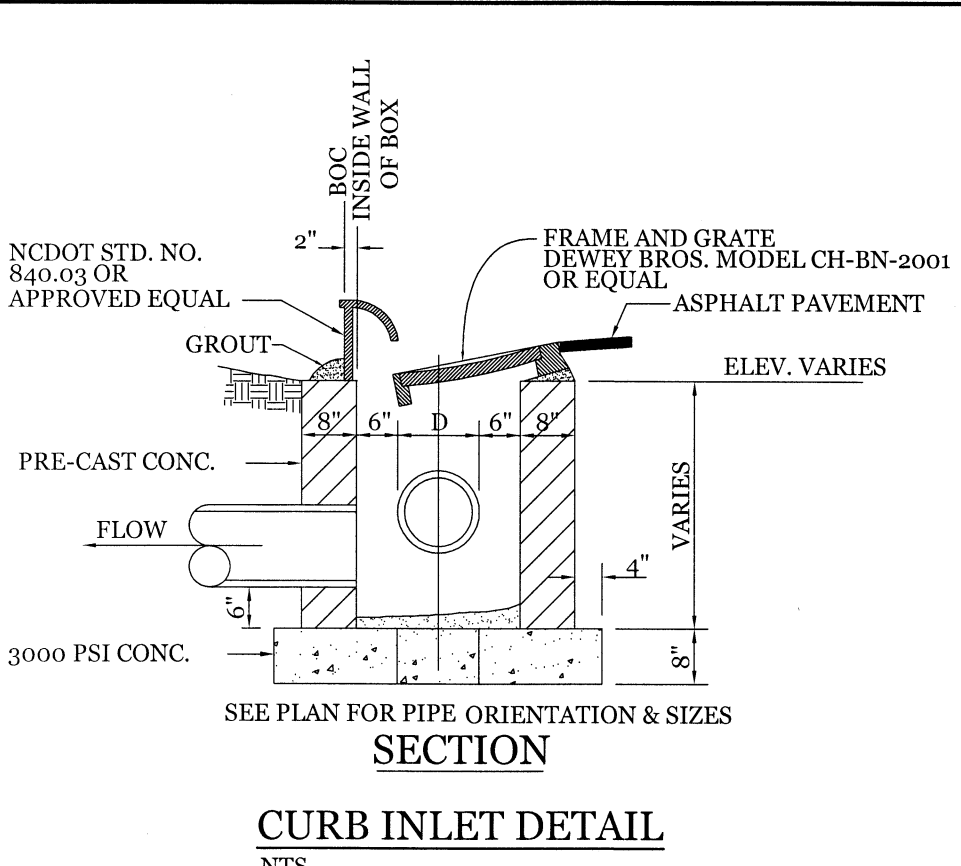
CLIENT INFORMATION:

Finally Close, LLC
2601 Oberlin Rd
Suite 100
Raleigh, NC 27608

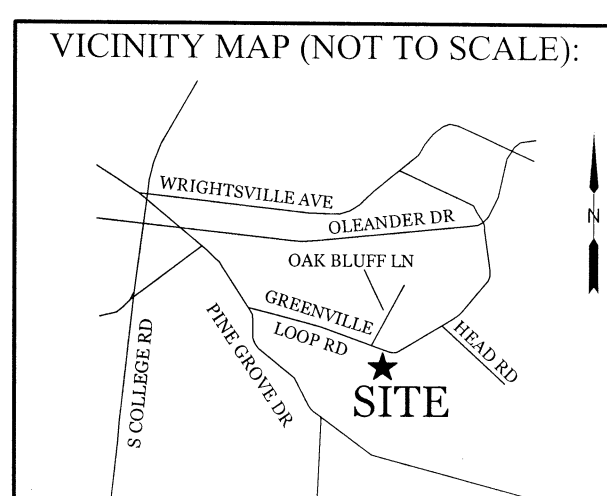
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PROJECT NUMBER: 2017-030

SHEET SIZE: 24x36
DATE: 11/21/2018
SCALE: NTS

DRAWING NUMBER: C-4



- SITE WORK NOTES:**
1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BOTH ON AND ADJACENT TO THE SITE.
 2. CLEARING: CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE DESIGNATED TO REMAIN.
 3. GRUBBING AND STRIPPING: CONTRACTOR SHALL RAKE AND REMOVE ROOTS, STUMPS, VEGETATION, DEBRIS, EXISTING STRUCTURES ABOVE AND BELOW GRADE, ORGANIC MATERIAL OR ANY OTHER UNSUITABLE MATERIAL WITHIN LIMITS OF CONSTRUCTION.
 4. MUCKING: CONTRACTOR SHALL COORDINATE WITH OWNER AND THEIR GEOTECHNICAL REPRESENTATIVE TO COORDINATE REMOVAL OF ANY SOFT AREAS.
 5. DISPOSAL: CLEARED, GRUBBED, STRIPPED OR OTHER WASTE MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A PROPERLY PERMITTED FACILITY.
 6. FILL AND COMPACTION SHOULD COMPLY WITH GEOTECHNICAL RECOMMENDATIONS.
 7. THE CONTRACTOR SHALL NOTE THAT THE GRADING PLAN MAY NOT REPRESENT A BALANCED EARTHWORK CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT AND FILL QUANTITIES AND COMPLETE INSTALLATION TO SPECIFIED GRADES.
 8. THE CONTRACTOR SHALL FURNISH SUITABLE BORROW MATERIAL FROM AN OFF-SITE PROPERLY PERMITTED FACILITY AS REQUIRED.
 9. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
 10. NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NO ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
 11. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. BEFORE COMMENCING ANY EXCAVATIONS IN OR ALONG ROADWAYS OR RIGHT-OF-WAYS, PUBLIC AREAS OR IN PRIVATE EASEMENTS, THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE PERSONNEL OF THEIR INTENT TO EXCAVATE, IN WRITING, NOT LESS THAN 10 DAYS PRIOR TO EXCAVATING.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DISCONNECTION/ RECONNECTION AND/OR THE RELOCATION OF ALL EXISTING UTILITIES WITH APPROPRIATE PERSONNEL.
 13. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
 14. EXISTING SURVEYING PERFORMED BY C.I. GLOVER COMPANY, NC LICENSE # C-2855
 15. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE. FURTHERMORE THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES OR QUESTIONS TO THE ENGINEER PRIOR TO INSTALLATION.
 16. THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.
 17. ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL, STATE, AND CFPUA CODES, METERS, TAPS, MATERIALS, WORKMANSHIP AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH ALL REQUIREMENTS.
 18. ALL BACKFILL FROM UTILITY INSTALLATION MUST BE COMPACTED OR AMENDED TO PROVIDE TRAFFIC BEARING CAPACITY. GEOTECHNICAL ENGINEER TO BE CONSULTED AT CONTRACTORS COST AS NECESSARY.
 19. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION. ALL AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT ALL TIMES.
 20. CONCRETE FOR WALKS, CURBS AND DRIVES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS - AIR ENTRAINED.
 21. FIELD TESTING SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY PAID FOR BY THE OWNER. FURTHER TESTING REQUIRED DUE TO A FAILED TEST WILL BE PAID FOR BY THE CONTRACTOR.
 22. ALL SIDEWALKS SHALL BE FREE OF CRACKS, BREAKS, OR ANY OTHER DEFECT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.



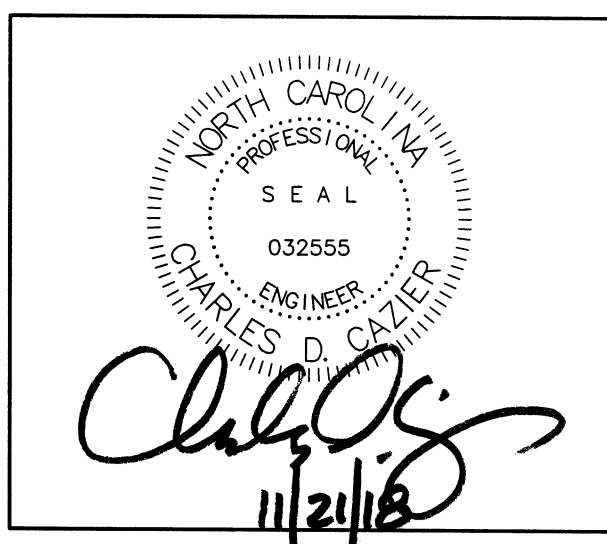
REVISIONS

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Phone: 910.859.8983
Email: Charlie@intracoastalengineering.com
License Number: P-0662

DETAILS FOR OSPREY LANDING SUBDIVISION

CITY OF WILMINGTON
WILMINGTON TOWNSHIP
NEW HANOVER COUNTY, NC



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